

MOUNTAIN TITLE COMPANY

71703

WARRANTY DEED
MTC 31277-HF

Vol. M93 Page 30983

KNOW ALL MEN BY THESE PRESENTS, That CAROL CLEWETT and TRUSTEES OF THE RUSCH FAMILY TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. CONDIT and KATHRYN L. CONDIT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

The S1/2 W1/2 SE1/4 NE1/4 SW1/4 of Section 12, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the South 30 feet for public roadway.

Together with that certain easement for road purposes as disclosed by instrument recorded January 14, 1975 in Volume M75 at page 550. Microfilm Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN G.R.S. 30.930 IN ALL ZONES

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of Nov 19 93, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON.

CAROL CLEWETT

STATE OF CALIFORNIA
COUNTY OF Santa Clara

On November 17, 1993 before me, Connie L Hveem

personally appeared Carol Clewett, Notary Public.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Connie L Hveem



SF-9474-B (Rev. A - 11/90) (CA)

CAROL CLEWETT and TRUSTEES OF THE RUSCH FAMILY TRUST

1068 SHANDUSCH CT

SAN JOSE, CA 95136

GRANTOR'S NAME AND ADDRESS

JOHN C. CONDIT and KATHRYN L. CONDIT

3604 ORINDALE RD

KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS

After recording return to: JOHN C. CONDIT and KATHRYN L. CONDIT

3604 ORINDALE RD

KLAMATH FALLS, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

JOHN C. CONDIT and KATHRYN L. CONDIT

3604 ORINDALE RD

KLAMATH FALLS, OR

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of November 19 93 at 10:24 o'clock A. M., and recorded in book M93 on page 30983 or as file/reel number 71703.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

Fees: \$30.00 By Annette Mueller Deputy